

City of Annapolis

Department of Planning & Zoning
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Historic Preservation Commission VIRTUAL PUBLIC HEARING March 9, 2021

The Historic Preservation Commission (HPC) of the City of Annapolis held its regularly scheduled public hearing as a virtual meeting on March 9, 2021. **Chair** Leahy called the meeting to order at 6:58pm.

Commissioners Present: **Chair** Leahy, **Vice Chair** Collins, Dr. Scott, Finch, Williams

Staff Present: R. Laynor- Chief, Historic Preservation, J. Tower, Assistant Chief, Historic Preservation, Joel Braithwaite-Assistant City Attorney, Jacqui Rouse

Others Present: Sheryl Wood-Counsel to the Board

Chair Leahy introduced the commissioners and staff. He stated the Commission's purpose pursuant to the authority of the land use articles and administered the oath en masse to all persons intending to testify at the hearing.

C. ANNOUNCEMENTS

Ms. Laynor announced that there is a change in the schedule noting that March 25, 2021 is a City holiday so there will be no HPC administrative meeting and the deadline for the application will move from March 25, 2021 to March 26, 2021.

D. APPROVAL OF MINUTES

1. February 9, 2021 Meeting Minutes

Vice Chair Collins moved approval of the February 9, 2021 meeting minutes as amended. Mr. Williams seconded the motion. The motion passed unanimously in a vote of 5-0.

E. NEW VIOLATIONS AND STATUS OF ACTIVE VIOLATIONS

Mr. Tower noted that there were a few projects started without permits but are now in the process of working things out.

F. CONSENT DOCKET

There were no applications for the consent docket.

G. OLD BUSINESS

1. 61 Franklin Street – Maria Groben/Purple Cherry Architects – Construction of a new covered porch addition, renovations to the existing dwelling, regrading and reconfiguration of pool in rear yard (HPC2020-251)

Chair Leahy clarified that before the application was continued, the HPC heard from the applicant and has accepted the new exhibits into the record; staff will discuss the revisions made to the application since the last meeting at which time the applicant can respond to those comments.

Staff: Ms. Laynor restated her written report and recommends conditional approval of the application as noted in the staff memorandum dated March 2, 2021. She thanked the applicant for accommodating the recommended changes to the project and noted that there were 52 guidelines involved in this project. Mr. Tower added that the Applicant's Architects were responsive and tried to meet the guidelines in the best way they could. The Applicant's Architects responded to Staff's comments relating to the dormer, the siding and the leaded glass windows.

Public: There was no one from the public that submitted comments in favor or opposition so **Chair** Leahy declared the public testimony closed at 7:11pm.

Commissioners: **Vice Chair** Collins thanked staff for their hard work and she believes that the three components (dormer, siding, leaded glass) are necessary for the project to be successful so accepts the Architect's proposal. Mr. Williams agreed with **Vice Chair** Collin's comments that relate to the dormer specifically that the dormer makes the project. He noted that the leaded glass is a component that is a piece of art so it should be visible so he does not oppose the proposed location. He has no comment on the siding. Dr. Scott concurs with Mr. Williams' comment regarding the leaded glass and has no issue with the siding. However, he has concerns regarding the dormer but will support staff's recommendation regarding it. He believes that the applicant has worked diligently with staff. **Chair** Leahy agreed with the comments, but also has concerns with the dormer but yet believes that the application is approvable with conditions.

Vice Chair Collins noted that whereas the application for 61 Franklin Street complies with HPC guidelines B.1, B.2, B.3, B.4, B.6, B.8, B.10, B.11, C.1, C.2, C.4, C.5, C.6, C.7, C.9, D.1 (SOI-2, 3, 4, 5, 6, 8, & 9), D.2, D.3, D.4, D.5, D.6, D.7, D.9, D.10, D.10a, D.13, D.14, D.15, D.16, D.17, D. 18, D. 20, D.23, D.24, D.25, D.28a & b, D.29, D.30, D.31, D.32 and E.1, moved conditional approval as follows:

- Applicant shall provide a sample panel for any repointing of original brickwork, and also arrange for a site visit as work commences to ensure the technique will match the color, texture, and tooling of the original mortar;
- Applicant shall coordinate archaeological monitoring with the City consulting Archaeologist for any new excavations;
- Applicant shall submit an HPC Revision Form for Administrative review of all future exterior changes to the building and property not specifically approved with this application. For changes not meeting the criteria for Administrative review, applicant shall submit an HPC Revision Form for Public Hearing review.

Dr. Scott seconded the motion. The motion passed unanimously in a vote of 5-0.

The following Commissioners made a site visit on this application.

Name
Leahy, Collins, Scott, Finch

Chair Leahy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
C.7	HPC Certificate of Approval Revision Submittal Form #4 dated 2/19/21 with attachments
C.8	Revised Staff Report and Recommendation dated 3/2/21

- 2. 9 Shipwright Street** – Jay Schwarz/Alt Breeding Schwarz Architects – Demolition of the existing residence and construction of a new residence within the same footprint and raised to meet FEMA requirements. (HPC2020-251)

Mr. Williams recused himself from participating on this application.

Chair Leahy clarified that before the application was continued, the HPC heard from the applicant and

has accepted the new exhibits into the record; staff will discuss the revisions made to the application since the last meeting at which time the applicant can respond to those comments.

Staff: Ms. Laynor restated her written report and recommends conditional approval of the application as noted in the staff memorandum dated March 2, 2021. Mr. Tower expressed concern with the appearance of massing when viewing it down the street because it is pronounced. Since there were no public comments, it appears the neighbors must perceive the massing in a good way. He wants to make sure it does not create a precedent for demolition to build a larger house. Mr. Schwarz responded to the comments regarding the ridge height and the massing noting that this house is the second smallest footprint on the entire street. He does not agree with the comments that the house is more pronounced than others homes in the neighborhood.

Public: There was no one from the public that submitted comments in favor or opposition so **Chair** Leahy declared the public testimony closed at 7:29pm.

Commissioners: Dr. Scott believes that the applicant has tried to address staff's comments so he could approve the application. **Vice Chair** Collins concurred with Dr. Scott's comments and with the changes made to the application so she could approve it. **Chair** Leahy discussed the size, demolition and height, but noted that he can support the application.

Vice Chair Collins noted that whereas the application for 9 Shipwright Street complies with HPC guidelines A.1, A.3, B.1, B.2, B.3, B.4, B.8, B.10, B.11, B.12, B.13, C.1, C.2, C.4, C.6, C.7, C.8, C.9, D.2, D.9, D.10b, D.11, D.15, D.19, D. 20, D.22, D.28c, C.29, D.30, D.32 and E.1, moved conditional approval as follows:

- Applicant shall provide a sample panel of masonry for brickwork at foundation, chimney, walks and steps;
- Applicant shall coordinate archaeological monitoring with the City's consulting archaeologist for any new excavations;
- Applicant shall submit an HPC Revision Form for Administrative review of all future exterior changes to the building and property not specifically approved with this application. For changes not meeting the criteria for Administrative review, applicant shall submit an HPC Revision Form for Public Hearing review.

Dr. Scott seconded the motion. The motion passed unanimously in a vote of 4-0.

The following Commissioners made a site visit on this application.

Name
Leahy, Collins, Finch, Scott

Chair Leahy accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
C.6	HPC Certificate of Approval Revision Submittal Form #2 dated 2/19/21 with attachments
C.7	Revised Staff Report and Recommendation dated 3/2/21

3. 79 Franklin Street – David M. Miles/The Drawing Board, Inc. – Install a platform lift to meet ADA requirements for accessibility (HPC2020-248)

Chair Leahy clarified that before the application was continued, the HPC heard from the applicant and has accepted the new exhibits into the record; staff will discuss the revisions made to the application since the last meeting at which time the applicant can respond to those comments.

Staff: Ms. Laynor received notification that the Applicant met all of the zoning approvals so this application can move forward with conditions. She noted that the applicant addressed the first condition so recommended removing it. She restated her conditional recommendations as noted in the staff

memorandum dated February 2, 2021. Mr. Dales noted that the applicant is acceptable of staff's recommendation.

Public: There was no one from the public that submitted comments in favor or opposition so **Chair** Leahy declared the public testimony closed at 7:39pm.

Commissioners: The HPC moved right into the vote.

Vice Chair Collins noted that whereas the application for 9 Shipwright Street complies with HPC guidelines B.12, C.3, C.9, C.10, D.1 (SOI-1, 2, 9&10), D.3, D.17, D.24, and D.28, moved conditional approval as follows:

- Applicant shall submit an HPC Revision Form for Public Hearing review and approval of all exterior changes not specifically approved with this application or meeting the criteria for HPC Administrative review guidelines;
- Applicant shall retain and store on site framing removed for the new door opening.

Dr. Scott seconded the motion. The motion passed unanimously in a vote of 5-0.

The following Commissioners made a site visit on this application.

Name
Leahy, Collins, Finch, Scott, Williams

H. OTHER BUSINESS

Chair Leahy discussed the wording sent to the HPC for review relating to umbrellas for Main Street and requested some feedback specifically regarding uniform color. The specific language is "There shall be no permanent detached overhead structural enclosures such as tents or other shading devices. Fabric awnings connected to buildings are permitted as approved for storefront use under guideline D.36. Umbrellas are permitted and shall be uniform in design and color for each application and shall be free of advertising content. Umbrellas shall be fabricated of non-reflective canvas, flame resistant in accordance with the building codes."

Chair Leahy referred to the email from Hilary Raftovich and suggested that members review the email. He noted that **Vice Chair** Collins completed the Open Meetings Act training on behalf of the HPC.

I. ADMINISTRATIVE BUSINESS

1. Administrative Approvals issued October – December 2020

Chair Leahy accepted the administrative approvals issued in October-December 2020 into the record.

J. ADJOURNMENT

With there being no further business, **Vice Chair** Collins moved to adjourn the meeting at 8:03pm. Mr. Williams seconded the motion. The motion passed unanimously in a vote of 5-0.

The next meeting is April 13, 2021 as a virtual meeting.

Tami Hook, Recorder